



Gecko Cottage, 117 Lower Road, Lower Bemerton, Salisbury, Wiltshire, SP2 9NH

£325,000 Freehold

## About The Property

The property is an extended and well maintained character terrace house which has been improved by the present owner and with accommodation arranged over three floors.

The property is presented in superb order throughout. On the ground floor, the property has been extended to provide a useful porch area with a door leading in to the sitting/dining room. This has fitted shelving, wood effect flooring, an electric fire with a surround, space for a table and chairs and extensive understair storage cupboards. The kitchen has been extended and provides a good range of units with timber work surfaces over, a double sink and drainer, an integrated electric oven and five ring gas hob and space for both a washing machine and dishwasher. There is also a breakfast bar and French doors leading on to the garden.

On the first floor, there are two bedrooms with the double bedroom having fitted wardrobes and inset shelving. The bathroom has been refitted to provide a contemporary white three piece suite and a storage cupboard is fitted within the chimney breast. Features of the house include sash windows and gas fired central heating.

On the second floor is a further double bedroom with good eaves storage and a nice view to the front.

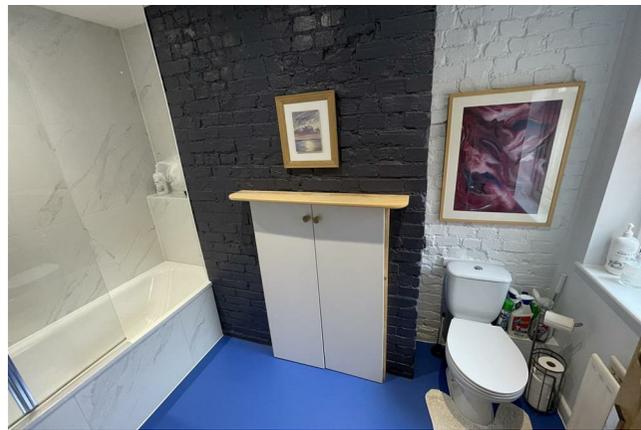
The garden is a particular feature of the property with a pleasant patio area and well stocked flower beds. At the end of the garden there is a pedestrian rear access gate and a useful studio (2.87m x 2.41m) which is insulated, has power and light and PVCu double glazed French doors and a window..

Lower Road is a popular road which lies on the outskirts of the city and there is a regular bus service which runs to the surrounding areas as well as to the city centre itself which lies approximately two miles away. There is a primary school in Lower Bemerton and convenience stores on the nearby Wilton Road, including a Waitrose outlet.



- Character terrace house arranged over three floors
- Three bedrooms
- Open plan sitting/dining room
- Extended kitchen
- First floor bathroom
- Sash windows and gas CH
- Pretty garden
- Superb order throughout
- Insulated garden studio
- Popular location





## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2,350.54 (2025/2026)

Tenure: Freehold

Services : All mains services are connected to the property.

Heating: Gas central heating.

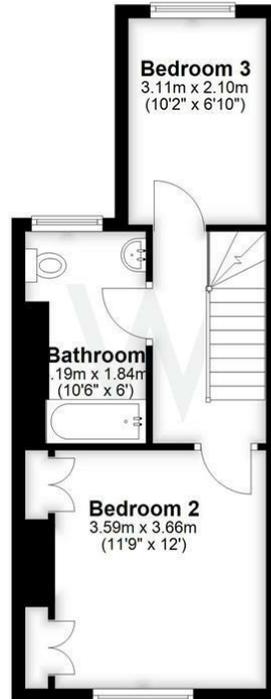
Directions : From the city proceed out on the Wilton Road. Pass over Skewbridge and turn left into Church Lane. Take the second left into Lower Road and the house can be found on the left hand side.

What3Words : ///soda.basis.spared

**Ground Floor**  
Approx. 38.2 sq. metres (410.8 sq. feet)



**First Floor**  
Approx. 31.9 sq. metres (343.4 sq. feet)



**Second Floor**  
Approx. 15.7 sq. metres (168.6 sq. feet)



Total area: approx. 85.7 sq. metres (922.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	